



*The Street, Brome,
Nr Eye, Suffolk.*



**MUSKER
M^CINTYRE**
ESTATE AGENTS



Dating back to early Tudor times this charming Grade II listed semi-detached cottage, is full of original and interesting character features and is situated in an attractive village location. The property is partly thatched and benefits from a spacious master bedroom with en-suite, garage and off-road parking, outbuildings including a studio/gym and a good sized rear garden.

Accommodation comprises briefly:

- Entrance Hall
- Sitting Room with Inglenook Fireplace
- Kitchen/Dining Room
- First Floor Landing
- Three Bedrooms
- Shower Room
- Second Floor Master Bedroom with En-suite

Outside

- Single Garage
- Off-Road Parking
- Brick Outbuilding
- Studio-Gym/Summerhouse
- Attractive Gardens
- External oil fired boiler



The Property

The front door opens in the entrance hall with pavement tiled floor and stairs rising to the first floor accommodation. To the left hand side is the sitting room which has a lovely cosy feel with an attractive exposed brick wall and a wonderful inglenook fireplace which houses the wood burning stove. The kitchen/dining room is situated at the opposite end of the hallway and is a good size with ample space for a dining table and chairs. The kitchen is well fitted with a modern range of wall, base and drawer units, work tops with 1 ½ bowl ceramic sink, built-in oven and hob with extractor over, space and plumbing for a dishwasher, useful pantry cupboard and door leading out to the rear.

Stairs rise to the first floor landing where you will find three bedrooms and a shower room comprising a corner shower cubicle, pedestal wash basin, WC and heated towel rail. A further staircase leads to the spacious master bedroom with a wonderful beamed vaulted ceiling and Velux window. There is a built-in wardrobe cupboard, eaves storage and door into the en-suite bathroom with a beautiful free standing bath, pedestal wash basin, WC, heated towel rail, useful storage cupboard and Velux window.



Outside

To the front of the cottage is a small lawned area with a driveway to the side providing off-road parking and which leads to the single garage with electric door. The rear garden is a good size, enclosed to both sides with mixed hedging and is mainly laid to lawn with some mature trees and shrubs. A brick and rendered outbuilding has power and light connected and plumbing for a washing machine and a further timber outbuilding/summerhouse at the rear of the garden has heating, power and light connected and is currently used as a gym but would make an ideal home office/studio. To the rear of this is a further attached building which could easily be incorporated.

Location

Brome a short drive from the Norfolk market town of Diss and less than a mile from Eye in Suffolk. The town itself a well-served Norfolk market town with 3 supermarkets, golf course, post office, banks and a range of local shops with a weekly Friday market. Located part way between Norwich, Ipswich and Bury St Edmunds making this perfect for road commuting and has a main line rail like to London in just 90 minutes. The picturesque town of Eye is essentially self sufficient offering an excellent range of shops and services along with schools at Primary, High and Sixth Form level.



Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Oil Fired Central Heating and Hot Water
Mains drainage, water and electricity are connected.
Energy Rating: TBC

Local Authority

Mid-Suffolk District Council
Tax Band: C
Postcode: IP23 8AE

Agents Note

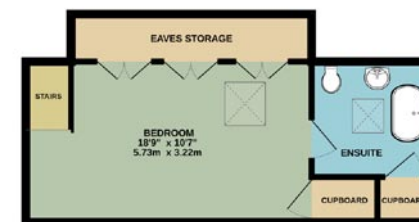
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

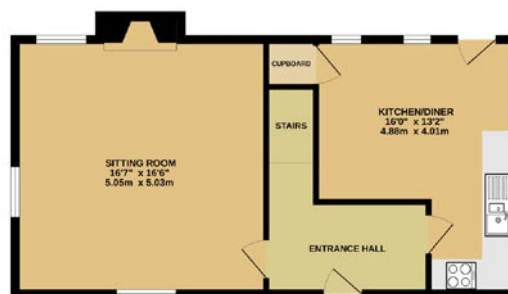
Vacant possession of the freehold will be given on completion.

Guide Price: £480,000

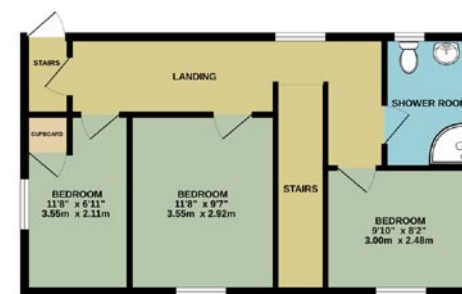
2ND FLOOR
331 sq.ft. (30.7 sq.m.) approx.



GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA: 1377 sq.ft. (127.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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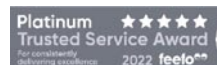
To arrange a viewing, please call 01379 882535

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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